PARCEL DESIGNATION		5321001005	DATE:	October 16, 2023
OWNER: STETSON HILLS PROPERTY OWNER LLC				

EXHIBIT A

LEGAL DESCRIPTION

UTILITY EASEMENT - UE-15A

A portion of that parcel of land as described in Reception Number 217045733 of the records of El Paso County, said parcel is located in Lot 3 of the Canty Subdivision No. 2, in the West Half of Section 21, Township 13 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 21 (being a 2 ½" Aluminum cap "LS 17664), thence N. 6°21'20" E., a distance of 872.66 feet, to a point being on the southerly property line of said property described by Reception Number 217045733, said point also being the **POINT OF BEGINNING**;

- 1. Thence N. 0°35'18" W., to the north line of said property described in Reception Number 217045733, a distance of 639.21 feet;
- 2. Thence along said north line, N. 89°09'00" E., a distance of 50.00 feet;
- 3. Thence S. 0°35'18" E., to the said southerly property line, a distance of 639.46 feet;
- 4. Thence along said southerly property line, S. 89°26'19" W., a distance of 50.00 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel of land contains 31,967 square feet or 0.734 acres, more or less.

EXHIBIT B SKETCH is attached hereto and thereby incorporated as a part of the preceding legal description.

Bearings are based on a GPS Static Survey performed July 20, 2006, by CH2M Hill Inc. The west line of the Northwest Quarter of Section 21 from the said West Quarter Corner (a 2-1/4" aluminum cap, PLS 17664) to the Northwest Corner of said Section 21 (a 3-1/4" aluminum cap, PLS 17946) bears N 0°35'18" W., a distance of 2,642.67 feet.

This description was prepared by: Kevin Williams, P.L.S. 28294 On behalf of Wilson & Co. 990 S. Broadway, Ste. 220 Denver, CO 80209



DATE: 16-OCT-2023 **EXHIBIT B SKETCH** UTILITY EASEMENT UE-15A
PARCEL 5321001005
SECTION 21
T 13 S, R 65 W, 6TH P.M.
CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO COLORADO SPRINGS K. WILLIAMS APPROVED BY: 18300ROW_UE-15A_Exhibit.dgn **OLYMPIC CITY USA** MATCHLINE SHEET 2 OF 2 ROW Existing (UE-15A) Stetson Hills Property Owner LLC PO Box 9229 Southlake, TX 76092 Rec. #217045733 Sch. #5321001005 Lot 3, Canty Subdivision No. 2 POC W¼Cor Sec 21 - Fnd 2-1/2" Alum. Cap LS 17664 NW Cor Sec. 21 - Fnd 3-1/4" Alum. Cap PLS 17946 AREA-31,967 SQ. FT. (0.734 AC.) (BOB West line of NW 1/4 Section 21) N 0°35'18" W 2642.67' 639.2 (UE-15A) Existing ROW N0°35'18"W MARKSHEFFEL ROAD P S89°26'19"W 50.00' ROW 28294 POB UE-15A W 1/4 CORNER SEC 21 Existing T13S, R65W, 6TH PM BEARS S6°21'20"W, 872.66' 1. This sketch does not constitute a land survey plat by Wilson & Co. 2. This sketch is a graphic representation of the burdened property. In the event Exhibit B is inconsistent with Exhibit A. Exhibit A shall control. 3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. SHEET 1 OF 2

DATE: 16-OCT-2023 **EXHIBIT B SKETCH** UTILITY EASEMENT UE-15A
PARCEL 5321001005
SECTION 21
T 13 S, R 65 W, 6TH P.M.
CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO COLORADO SPRINGS APPROVED BY: K. WILLIAMS 18300ROW_UE-15A_Exhibit.dgn **OLYMPIC CITY USA** ROW Existing N89°09'00"E <u>50.00'</u> West line of NW % Section 21 N 0°35'18" W 2642.67' Existing ROW (UE-15A) Stetson Hills Property Owner LLC MARKSHEFFEL ROAD PO Box 9229 Southlake, TX 76092 Rec. #217045733 Sch. #5321001005 Lot 3, Canty Subdivision No. 2 (UE-15A) AREA-31,967 SQ. FT. (0.734 AC.) 35'18"E 639.46' 40°35'18"W 639.21 28294 MATCHLINE SHEET 1 OF 2 1. This sketch does not constitute a land survey plat by Wilson & Co. 2. This sketch is a graphic representation of the burdened property. In the event Exhibit B is inconsistent with Exhibit A. Exhibit A shall control. 3. Bearings are based on a GPS Static Survey performed July 20, 2006 by CH2M Hill Inc. SHEET 2 OF 2